

From: [REDACTED]
To: [REDACTED]
Subject: North Mymms Treatment Works Ref No 6/2015/2528/OUTLINE
Date: 02 February 2016 12:08:29

Dear Kai,

Thank you for your email below to Toby Feirn on 26th January 2016 regarding the above planning application. We have since spoken and you kindly provided the flood plan below:

I attach two drawings which will be of interest to you. The first details those buildings to be demolished and the second those buildings to be constructed as part of this planning application.

Using the plan you have provided it confirms that none of the application buildings fall within flood zone 3. There is however the shortening and realignment of an existing road between the building marked 12 and the chemical dosing building within the flood zone 3 which will cause a benefit.

Partly within the flood zone 2 is the chemical dosing building (approx. 50% of the building). As you will see on the plan detailing the two plans this existing building is 164msq and is due to be replaced with a smaller building being 132msq. This reduction in building size will also create a flood benefit if the flood zone areas are correct on the plan provided.

My client is currently undertaking the design work on this project. The detail, when known will form part of applications for approval to reserved matters or a full application. I can confirm that my client will be preparing a flood risk assessment which they would be in agreement to submit within the next stage of planning.

My client will be liaising with the EA with regard to the flood areas as much of the flood areas shown are raised land and they do not feel the plan shows an accurate reflection of the flood areas on site. However we appreciate that we need to work on this plan for now and we feel that the information above shows that the flooding risk has been addressed and mitigated. We will however address the finer detail with the EA and in the next stage of planning with a FRA.

I hope that this provides the clarity that you require. If any aspect of this does give cause for concern that may result in a recommendation to refuse the application please do let me know and I can request further information from my client.

Kind regards
George

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